

MINUTES

for approval on 01/10/2022

12/13/2021 – Regular Meeting

Chairman Dalpe opened the meeting at 7:04 PM and asked those in attendance to join in the Pledge of Allegiance.

In attendance were: Selectmen L. Dalpe, A. Battistini, N. Demers, M. Germain and N. Rosenthal. Also present was Town Manager, R. Nunes and Executive Assistant, Colleen Lieb.

This meeting was recorded by MCCAM for broadcast on Comcast and Verizon.

UNANTICIPATED

There is an inquiry as to when the Town will be receiving the rapid COVID test and how they will be made available to the residents. R. Nunes, Town Manager, explained that Middleborough is one of the 102 communities that will be receiving the free COVID rapid antigen tests. He will notify the public once they have been received and how they will be distributed.

ANNOUNCEMENTS AND RECOGNITIONS

The Board of Selectmen recognize and take photos with the two 2020 Annual Report Cover Contest winners.

MINUTES

Upon motion made by Selectmen Demers and seconded by Selectmen Germain, the Board voted unanimously to approve the minutes from 12/06/2021 as presented.

WARRANTS

Upon motion made by Selectmen Battistini and seconded by Selectmen Germain, the Board voted unanimously to authorize the Chair or her designee to sign the warrants for week(s) ending 12/18/2021, 12/25/2021 & 1/1/2022.

NEW BUSINESS

Presentation on Proposal for New Bristol Plymouth Regional Technical School

Alexandre Magalhaes, Superintendent of BP, George Randall, Chair of Bristol Plymouth School Committee, Robert Riendeau, Mark Dangoia, Edward Dutra, Tim Holick, James Clark, Louis Borges and Denise Murphy were present for the discussion.

Dr. Magalhaes provided an overview of the presentation starting with the feasibility study which looked at the existing conditions and the challenges the building is facing. It is noted that the existing school opened in 1972 and that it was designed to support approximately 700 students. The current enrollment in the school is over 1,300 students and the building has exceeded its initial service life and capacity. Essential repairs include a new HVAC systems, new roof, new windows, structural and ADA upgrades, plumbing repairs total approximately \$132 million. The code related upgrades and repairs along will not solve the main issue of overcrowding in the building, nor will it provide a new 21st century learning environment for the students and faculty. The necessary repairs, renovation/addition options and new school were all looked at in the feasibility study. The Committee opted to move forward with construction of a new school as the new school

accommodates a growing enrollment as well as many essential public spaces that are not currently in the existing school. The Mass Building Authority provided authorization to execute a Project Funding Agreement for the Bristol Plymouth Regional Technical School Project. The funding agreement includes reimbursement of 62.25% of eligible projects costs up to a maximum reimbursement amount of \$125,569,759 towards construction of a modern Bristol-Plymouth School facility. The total project cost for the new construction is estimated at \$305,567,432 with the cost split over seven Town that participate in the school. It is estimated that the cost to the residents of Middleboro will be an increase in taxes of \$44.45 per quarter based on the FY '21 Average Single Family cost of \$341,000.

Chairman Dalpe opened the discussion up for comments from the Board. There is a question asked as to whether the Town can withdraw from sending students to the school. It is noted that in order for the Town to withdraw, it would have to be presented to Town Meeting for a vote through the warrant. There is discussion on the upcoming special election for Town approval that has to be held in order to move forward with the next steps in the project. The Special Election is to ask the voters of each of the seven Towns to decide if they want to move forward with supporting the cost of the project. The Town Clerks have been meeting to discuss the logistics of coordinating the vote so that it takes place in all the Towns on the same date and times. It is explained that it is a collective of all of the seven Town's votes that will make the decision as to whether to pass this funding or not. There is discussion on how the payment for the funding for the renovation will be altered as enrollment of the Town's students fluctuates from year to year. There is further discussion on the Town's yearly assessment and the cost per student. It is noted that the new buildings will be open for public use so that adults can utilize the space as well, so there is a public use aspect there, if residents who don't have children are interested in utilizing it.

Chairman Dalpe opened the discussion up for public comment. There is concern expressed on the limited polling of four hours for the Town's as this is such a large cost and project, it is felt that the polling hours should be increased to eight hours to allow for as many residents to vote as possible. It is noted that the Bristol Plymouth Schools are paying the funding for the special election and polling hours, the School Committee will need to vote to decide to increase the polling hours. It is noted that the next meeting of the Bristol-Plymouth School Committee will be on Wednesday, January 5, 2022. It is noted that the Town has had a precinct change and sub-precincts added and that trying to notify the voters of the changes in addition to getting everything together for the special election is too much given the tight timeframe the BP School Committee has set. It is agreed that they will revisit the special election date and discuss it further.

Chairman Dalpe thanks Dr. Magalhaes and the BP School Committee for their presentation.

HEARINGS MEETINGS AND LICENSES

NEW HEARING – Class II Dealer’s License for Ailton Monteiro, A & L Auto Detail & Towing, for property located at 584 Wareham Street, Middleborough, MA

Ailton Monteiro was present for the discussion. Chairman Dalpe reads into the record the legal advertisement and declares the hearing open. Mr. Monteiro presented to the Board his Class II application for consideration. He explained that he is looking to sell a maximum of fifteen cars.

Chairman Dalpe opened the hearing up for comments from the Board. Selectmen Rosenthal asked if the applicant plans to work on the vehicles at the property. The applicant explained that he will be doing the work onsite as he has a garage bay and office at the property. There is a review of the property layout and there is further explanation from the applicant as to exactly where the vehicles for sale will be parked. It is requested that the applicant make sure that grass is planted around the paved areas. Chairman Dalpe opened the hearing up for public comment. It is noted that from the street view the property is elevated just north of the old road on Rt. 28 and that there is a swale. There are no further comments.

Upon motion made by Selectmen Demers and seconded by Selectmen Battistini, the Board voted unanimously to close the hearing.

Upon motion made by Selectmen Demers and seconded by Selectmen Germain, the Board voted unanimously to approve the Class II Dealers License for Ailton Monteiro, A & L Auto Detail & Towing for property located at 584 Wareham Street to allow for no more than fifteen vehicles for sale and the requirement to plant grass around the paved areas of the property.

NEW BUSINESS (continued)

Discuss Pre-Acquisition with a Non-Profit for Chapter 61A Picone Purchase

Patricia Cassady, Conservation Agent, Shirin Everett, KP Law and Dennis Murphy Wildlands Trust, were present for the discussion. P. Cassady spoke to the Board about the timing of the purchase of the Picone property and how it falls short of the April Town Meeting date. The option of the Town passing its rights of first refusal over to Wildlands Trust so that they can move forward with the purchase in order to make the deadline is considered. D. Murphy noted that he cannot confirm that they are apply for grants for the Wildlands Trust parcels and he believes the funding will be available for the closing.

Selectmen Rosenthal noted that the Community Preservation Committee has already allocated funds at the Special Town Meeting so there are some funds available.

Upon motion made by Selectmen Battistini and seconded by Selectmen Germain, the Board voted unanimously to approve and sign the Notice of Partial Assignment of Right of First Refusal under MGL c. 61A §14 to the Wildlands Trust.

Upon motion made by Selectmen Germain and seconded by Selectmen Battistini, the Board voted unanimously to authorize the Chairman to sign the Engagement Letter with Hague, Sahady & Co., PC for the purpose of conducting the FY '21 Town Audit.

Upon motion made by Selectmen Rosenthal and seconded by Selectmen Demers, the Board voted unanimously to approve and sign the Conservation Commission's Acceptance of the deed from Thomas Street Holdings LLC to property located off Thomas Street for conservation and passive recreation purposes under the provisions of MGL c. 40 §8C,

Upon motion made by Selectmen Battistini and seconded by Selectmen Demers, the Board voted unanimously to appoint Thomas Barron, Brad Day and Bruce Chase as Fish Wardens each for a three year term to expire September 30, 2024.

Upon motion made by Selectmen Germain and seconded by Selectmen Demers, the Board voted unanimously to appoint Allin Frawley, Cynthia Gendron, Janet MacCausland, Brian Holman and Ronald Burgess as Volunteer Observers each for a one year term to expire September 30, 2022.

Upon motion made by Selectmen Battistini and seconded by Selectmen Rosenthal, the Board voted unanimously to approve and sign a Notice of Betterment for Shawn Pasquarello, 15 West Grove Street in the amount of \$9,500.

Upon motion made by Selectmen Germain and seconded by Selectmen Demers, the Board voted unanimously to approve the 2022 Class I, Class II and Class II Automobile Licenses Renewals and contingent upon payment of any outstanding taxes owed and all required documentation filed with the Town Clerk.

Upon motion made by Selectmen Germain and seconded by Selectmen Demers, the Board voted unanimously to approve the 2022 Taxi License contingent upon payment of any outstanding taxes owed and all required documentation filed with the Town Clerk.

Upon motion made by Selectmen Rosenthal and seconded by Selectmen Demers, the Board voted unanimously to approve the 2022 Automatic Amusement Device License Renewals contingent upon payment of any outstanding taxes owed and all required documentation filed with the Board's Executive Assistant.

Upon motion made by Selectmen Germain and seconded by Selectmen Demers, the Board voted unanimously to approve the 2022 Weekday Entertainment License Renewals contingent upon payment of any outstanding taxes owed and all required documentation filed with the Board's Executive Assistant.

Upon motion made by Selectmen Germain and seconded by Selectmen Demers, the Board voted unanimously to approve the 2022 Sunday Entertainment License Renewals contingent upon payment of any outstanding taxes owed and all required documentation filed with the Board's Executive Assistant.

Upon motion made by Selectmen Germain and seconded by Selectmen Demers, the Board voted unanimously to approve the 2022 Liquor License Renewals contingent upon payment of any outstanding taxes owed and all required documentation filed with the Board's Executive Assistant

Upon motion made by Selectmen Germain and seconded by Selectmen Demers, the Board voted unanimously to approve the extension of sale of alcohol for one hour, from 1 AM to 2 AM on New Year's Eve (12/31/2021) for the Section 12 Liquor License Establishment as indicated.

Motion is made by Selectmen Germain and seconded by Selectmen Demers to approve the 2022, Four (4) Applications for License to Operate a Manufactured Home Park. Motion and second are withdrawn.

There is discussion on the incomplete submissions for two of the Mobile Home Parks. It is noted that the list of residents was not provided for two of the parks and this is a requirement for approval. The Board agrees to bring this back to the December 20, 2020 meeting with the hope that the outstanding submissions are received and the Board can move forward with the yearly approval.

Discuss Farland Estates Submission Feedback

LeeAnn Bradley, Town Planner, asked the Board to hold a public meeting with the residents that abut the Farland Estates project so that they can express and provide their concerns on the project and those can be incorporated into a letter to MassHousing regarding the project. R. Nunes, Town Manager, spoke about the upcoming meeting with the Departments and the Developer regarding the project on Wednesday January 5, 2022 at 10 AM. The Board agrees to hold a meeting with the residents at their Monday, January 3, 2022 meeting.

TOWN MANAGERS REPORT

Robert Nunes, Town Manager, reviewed the Town Manager's Report. The report covered December 6, 2021 through December 10, 2021.

REPORT ON COMMITTEE COMMISSIONS & BOARDS

There is nothing reported.

CORRESPONDENCE

There is no correspondence to discuss.

ADJOURNMENT

Upon motion made by Selectmen Demers and seconded by Selectmen Germain, the Board voted unanimously to adjourn at 8:51 PM.

Respectfully submitted by,

Colleen M. Lieb, Executive Assistant
MIDDLEBOROUGH BOARD OF SELECTMEN

MINUTES

for approval on 01/10/2022

12/20/2021 – Regular Meeting

Chairman Dalpe opened the meeting at 6:00 PM and asked those in attendance to join in the Pledge of Allegiance.

In attendance were: Selectmen L. Dalpe, A. Battistini, N. Demers, M. Germain and N. Rosenthal. Also present was Town Manager, R. Nunes and Executive Assistant, Colleen Lieb.

This meeting was recorded by MCCAM for broadcast on Comcast and Verizon.

VETERAN'S AGENT INTERVIEW

Stephen Adelman is present for the discussion. Stephen Adelman begins the interview by talking about himself and his work experience. Mr. Adelman spoke about his Military Service and his role working for the City of Boston for a homeless shelter. He explains that he wants to get back into what he was doing previously, working with and helping Veterans.

Chairman Dalpe and the Board thank him for his military service. Chairman Dalpe asked the Board if they had any questions. The Board members take turns asking individual questions to the applicant. There is discussion on handling and diffusing difficult situations as they arise. It is agreed that depression, PTSD and health/mental health issues are the biggest challenges facing the latest round of Veteran's that are returning from their duty.

The Veteran's Counsel spoke favorably and recommended the hiring of Mr. Adelman.

Upon motion made by Selectmen Demers and seconded by Selectmen Battistini, the Board voted unanimously to authorize the Town Manager to hire Stephen Adelman as the Town of Middleborough's Veteran's Agent and negotiate his hiring agreement.

R. Nunes thanked Paul Provencher and Lauren Burrill for putting in hours in the Veteran's Office to keep services running while the Town transitions to the new Veteran's Agent.

UNANTICIPATED

Selectmen Rosenthal asked for a moment of silence for Patrick Rogers. He spoke briefly about his work on the Board of Selectmen, Capital Plan Committee and with DEP.

ANNOUNCEMENTS AND RECOGNITIONS

There is nothing discussed.

NEW BUSINESS

Upon motion made by Selectmen Germain and seconded by Selectmen Demers, the Board voted unanimously to approve and sign the McLean Hospital Agreement for the 12/31/2021 \$20,000 payment in lieu of taxes.

Upon motion made by Selectmen Germain and seconded by Selectmen Demers, the Board voted unanimously to approve the 2022 Application for a License to Operate a Manufactured Home Park for Edgeway Homeowners Association.

**Middleboro Board of Selectmen
Meeting Minutes**

December 20, 2021

Upon motion made by Selectmen Germain and seconded by Selectmen Demers, the Board voted unanimously to approve the 2022 Application for a License to Operate a Manufactured Home Park for Hillcrest Mobile Home Tenants Association.

Upon motion made by Selectmen Germain and seconded by Selectmen Demers, the Board voted unanimously to approve 2022 Application(s) for a License to Operate a Manufactured Home Park for Hometown Oak Point Property I, LLC and a License to Operate a Manufactured Home Park for Hometown Oak Point Property II, LLC.

ADJOURN

Upon motion made by Selectmen Demers and seconded by Selectmen Germain, the Board voted unanimously to adjourn at 6:37 PM.

Respectfully submitted by,

Colleen M. Lieb, Executive Assistant
MIDDLEBOROUGH BOARD OF SELECTMEN